068.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	641,900	/	641,900
USE VALUE:	641,900	/	641,900
ASSESSED:	641,900	/	641,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDERS CELIA
Owner 2:	COPE ROBERT
Owner 3:	
Street 1:	6 GROVE STREET PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	2STAGE LLC -
Owner 2:	-
Street 1:	15 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,815 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1883, having primarily Vinyl Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4815.000	243,500	3,300	395,100	641,900
Total Card	0.111	243,500	3,300	395,100	641,900
Total Parcel	0.111	243,500	3,300	395,100	641,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.87 | /Parcel: 440.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43624

GIS Ref

GIS Ref

Insp Date 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 068.0-0004-0007.0

!5880!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,500	3300	4,815.	395,100	641,900	641,900	Year End Roll	12/18/2019
2019	101	FV	206,500	3300	4,815.	395,100	604,900	604,900	Year End Roll	1/3/2019
2018	101	FV	206,500	3300	4,815.	265,300	475,100	475,100	Year End Roll	12/20/2017
2017	101	FV	206,500	3300	4,815.	254,000	463,800	463,800	Year End Roll	1/3/2017
2016	101	FV	206,500	3300	4,815.	231,400	441,200	441,200	Year End	1/4/2016
2015	101	FV	194,900	3300	4,815.	186,300	384,500	384,500	Year End Roll	12/11/2014
2014	101	FV	194,900	3300	4,815.	166,500	364,700	364,700	Year End Roll	12/16/2013
2013	101	FV	194,900	3300	4,815.	158,000	356,200	356,200		12/13/2012

PRINT

Date	Time
12/10/20	20:42:31

LAST REV

Date	Time
03/03/20	15:06:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5880

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
2STAGE LLC,	73814-169	1	12/12/2019		720,000	No	No		
WHITE KATHLEEN	72924-524	1	7/15/2019	Change>Sale	600,000	No	No		
GILBERT SUSAN J	21753-35		2/11/1992		178,500	No	No		Y

USER DEFINED

Prior Id # 1:	43624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1108	Re-Roof	5,000	C				
10/21/1996	540	Manual	3,000					VINYL SIDING 1/2 B

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
10/31/2018	Inspected	BS	Barbara S
10/11/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	163	PATRIOT
3/10/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4815		Sq. Ft.	Site		0	70.	1.17	11									395,114						395,100	

Total AC/HA: 0.11054 | Total SF/SM: 4815 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 395,114 | Spl Credit | Total: 395,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1883	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352952
Depreciation:	109415
Depreciated Total:	243537

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

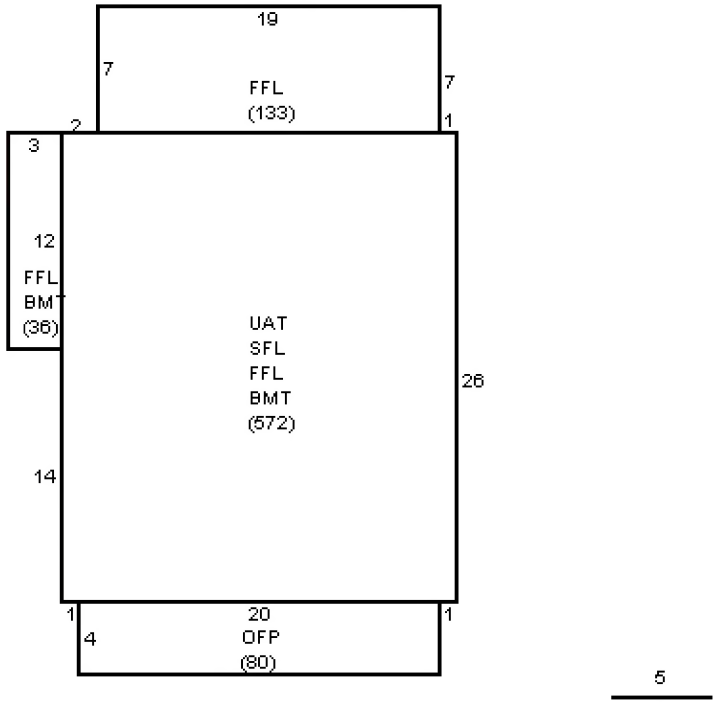
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	113.57
Final Total:	243500	Val/Su SzAd	185.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	741	175.480	130,032
BMT	Basement	608	52.640	32,008
SFL	Second Floor	572	175.480	100,376
UAT	Upper Attic	143	122.840	17,566
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	2,144			Total:	282,952
Size Ad	1313	Gross Are	2573	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300